



Weavers Court, Sudbury CO10 1HY



welcome to

Weavers Court, Sudbury

NO ONWARD CHAIN EXTENDED LEASE* Set within a highly regarded over 55's development in the heart of Sudbury is this exceptionally well presented two double bedroom apartment, benefiting from spacious lounge, stunning re-fitted shower room and kitchen and further enhanced with residents parking.



Communal Entrance

Entrance door. Stairlift to first floor.

Entrance Hall

Entrance door. Large airing cupboard housing updated hot water system. Storage cupboard. Entry phone system intercom. Modern Haverland electric heater.

Lounge

A light and airy room with ample space for a dining table. Double glazed window to front aspect. Modern Haverland electric heater.

Kitchen

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units as well as range of large draw base units and full extension corner cupboard providing ample easy accessible storage with areas of worksurfaces. Sink and drainer unit. Integrated Bosch microwave oven and single multifunction oven, with inset hob and hood over. Integrated Bosch washing machine Space for further appliances.

Bedroom One

The large principal bedroom offers a double glazed window to rear aspect. Modern Haverland electric heater.

Bedroom Two

A flexible room that as well as the second bedroom could make a perfect office or craft room. double glazed window to rear aspect. Modern Haverland electric heater.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and large walk-in shower cubicle. Heated towel rail, extractor fan. Underfloor heating.

External

Well maintained communal gardens and communal residents parking.

Agent's Note

The vendor has advised that the stairlift is owned by a neighbouring property, but the owner of this apartment was previously granted full usage.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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- No onward chain
- Extended lease
- Two double bedrooms
- Stunning re-fitted kitchen
- Re-fitted shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3014.00

Ground Rent: 266.00

This is a Leasehold property with details as follows; Term of Lease 159 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111239 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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